



Freehold



## 160 Church Street, Cliffe, Rochester, ME13 7QB

- Striking Detached Residence
- Over 2700 Sq.Ft Of Versatile Accommodation
- Five Bedrooms & Three Receptions
- Granite Topped Kitchen & Utility Room
- Beautifully Presented Throughout
- Principal Bedroom With Ensuite
- Set Within Almost A Quarter Of An Acre
- Double Two Storey Garage With Annexe Potential
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### SITUATION:

Cliffe is an idyllic village with a local primary school, a popular public house and surrounded by picturesque countryside of the Cliffe marshes and pools nature reserve.

Cliffe is extremely accessible for getting into London, a short drive to Ebbsfleet will get you into St Pancras in less than 19 minutes on the high-speed service, alternatively a train from Rochester to London would take just over half an hour.

Rochester is a few miles away and is a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops.

Rochester train station is a modern design incorporating the latest high specification

finishes and provides excellent high-speed links into London in just over 30 minutes.

Chatham dockyard is a little further away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The popular Hempstead Valley shopping centre offers an array of high street shops including a Marks and Spencers and several eateries.

The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world.



#### DESCRIPTION:

A striking detached residence, built to an exceptionally high standard during the 1970's and has since undergone many improvements by the current owners who have enhanced the property with creative decor, a brand luxury bathroom, granite topped kitchen, and beautifully landscaped gardens with porcelain tiled patios.

The house offers over 2700 sq.ft of spacious and versatile accommodation spread over two floors in addition to a detached, double, two storey garage which offers the potential to convert into a self contained annexe.

The property occupies almost a quarter an acre of glorious grounds which includes a gated driveway, large front garden and an enchanting, established rear garden.

The symmetrical facade is a mix of dark framed led light windows, exposed brick and hung tiles, with the front door nestled beneath a pitched canopy, this opens into a

grand entrance hall with an arched window, parquet style flooring and an elegant staircase to the first floor. To the left of the hallway one will find a bay fronted dining room, whilst to the right there is an additional reception currently used as a games room.

An arched opening leads to a cloakroom and granite topped utility area, which matches the quality of the kitchen breakfast room sat at the rear. The kitchen has been beautifully designed to integrate all main appliances including a double Neff oven and microwave, there is an array of floor and wall units finished with brushed chrome handles.

The ground floor is finished with a splendid dual aspect sitting room with contemporary fireplace and French doors to the garden.

To the first floor a large landing leads to five bedrooms, all with fitted wardrobes. The family bathroom has recently been installed and is a luxurious space with modern slipper bath and walk-in rainfall shower. The finish is

stunning with brushed brass fixtures, metro and hexagonal floor tiles and an elegant white suite. The principal bedroom is a stunning abode with bespoke dressing room and beautiful en-suite.

#### OUTSIDE:

The property occupies almost a quarter of an acre of grounds, to the front there is of a large gated driveway leading to a fully landscaped front garden with seating area and sweeping pathway. A detached, double, two storey garage has been built and offers the potential to convert into a self contained annexe, ideal for a relative or holiday let business.

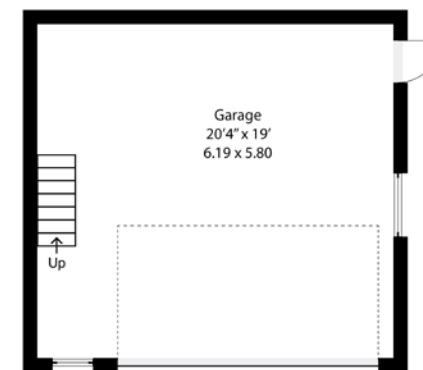
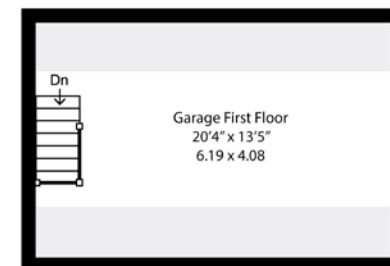
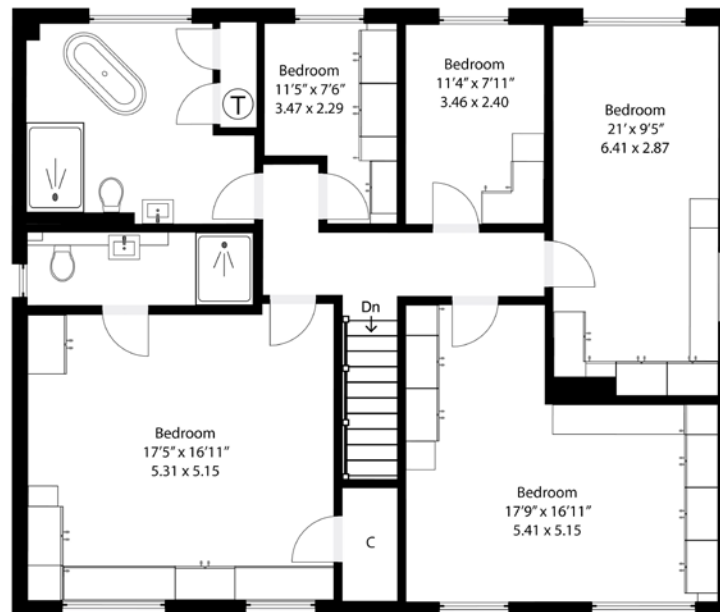
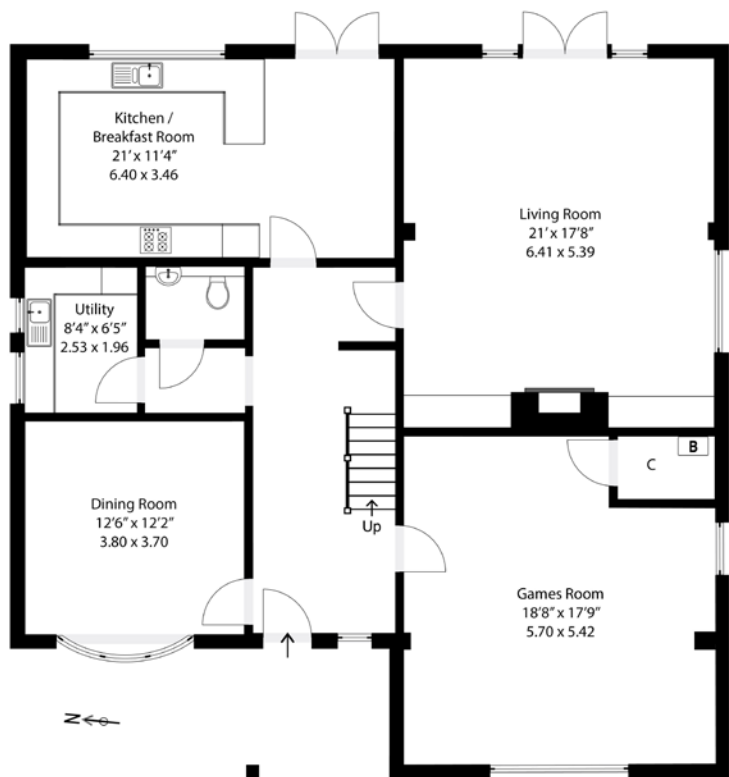
To the rear of the property there is an enchanting garden, accessed from the kitchen or French doors in the sitting room, it is bursting with established shrubs and young trees. The newly laid porcelain patio is intricate in its design and offers plenty of seating spots around the garden.











TOTAL FLOOR AREA: 3472 sq. ft (313 sq. m)  
 HOUSE: 2714 sq. ft (252 sq. m)  
 GARAGE: 658 sq. ft (61 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All main services are connected

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